



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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ROBERT E. KALUNIAN
Acting County Counsel

September 29, 2009

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#21 SEPTEMBER 29, 2009

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Agenda No. 1
06/23/09

**Re: MODIFICATION TO RECORDED TRACT MAP NO. 45023-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced modification to a recorded map, which modification adds certain minor infrastructure improvements to the map. At the conclusion of the hearing, you indicated an intent to approve the modification and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By

Lawrence L. Hafetz
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
FOR MODIFICATION TO RECORDED TRACT MAP NO. 45023-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Modification to Recorded Tract Map No. 45023-(5) ("Modification") on June 23, 2009. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Modification on January 7, 2007, February 21, 2007, August 20, 2008, and September 17, 2008.
2. The Modification, described further in Finding Nos. 6-9, seeks authorization to add certain infrastructure improvements, including a private driveway/fire lane and related easements, to the above-referenced recorded subdivision map.
3. The original subdivision map, Tentative Tract Map No. 45023-(5) ("Tentative Map"), was approved by the Board on November 29, 1994. The Tentative Map created 23 multi-family lots and one open space lot on approximately 46.2 acres of land, and authorized the construction of 752 residential condominium units. The Board's approval authorized final subdivision maps in substantial conformance with the Tentative Map to be recorded in multiple phases. A Final Environmental Impact Report ("FEIR") was prepared under the California Environmental Quality Act ("CEQA") in connection with the Tentative Map and was certified by the Board prior to approval of the Tentative Map.
4. Final maps in conformance with the Tentative Map recorded in three phases with the last phased map recording on July 14, 2004 (collectively the "Recorded Map"). All 752 of the authorized condominium units have been constructed.
5. The site is located east of the Antelope Valley Freeway ("CA-14") at Jakes Way, north of Medley Ridge Drive, south of the Santa Clara River, and west of Woodfall Avenue, in the Sand Canyon Zoned District. The site is irregularly-shaped and has level topography.
6. The Modification will add approximately four acres of land to the Recorded Map to construct an extension to a previously authorized private driveway/fire lane. The extension will be adjacent to the eastern boundary of the site, between Jakes Way on the north and the eastern entrance to the site, approximately 480 feet south of Jakes Way. The private driveway/fire lane will be paved to a width of 28 feet and will provide temporary access between Jakes Way and Lost Canyon Road pursuant to the requirements of the County Fire Department ("Fire Department").
7. Completion of the extension of the private driveway/fire lane will provide flow-through access along the site's entire eastern boundary between the railroad tracks adjacent to the site's southern boundary and Jakes Way.

8. Construction of the extension of the private driveway/fire lane will occur on land previously disturbed during the construction of the original subdivision and will not create additional levels of traffic generated by the existing condominium development.
9. Completion of the extension of the private driveway/fire lane will enable the applicant to obtain clearance from the Fire Department to install locked gates at each of the three entrances to the interior private driveway system currently existing within the development. Two of these entrances intersect with Jakes Way on the northerly boundary of the development, and one entrance intersects with the proposed private driveway/fire lane adjacent to the easterly boundary of the site.
10. The site is zoned RPD-1-20U (Residential Planned Development - One Acre Minimum Required Lot Area - 20 Dwelling Units per Net Acre), which zone was established by Zone Change Case No. 86-522-(5) and became effective on December 29, 1994.
11. Surrounding zoning includes A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) and City of Santa Clarita zoned property to the north; M-1½ (Restricted Heavy Manufacturing) and SP (Specific Plan) to the east; SP to the south; and R-3-DP (Limited Multiple Residence - Development Program) and City of Santa Clarita zoned property to the west.
12. Surrounding land uses include single-family residences, vacant property, and the Santa Clara River to the north; a railroad to the south; the CA-14 Freeway to the west; and the Fair Oaks Specific Plan development to the east.
13. Single-family residential use is permitted in the RPD-1-20U zone, and the Modification is consistent with such a residential use.
14. The site is depicted in the Urban 4 ("U4") land use category of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Countywide General Plan ("General Plan"). The Modification is consistent with the residential uses allowed by the Area Plan since it proposes no change in density authorized by the Recorded Map.
15. The Modification request was filed pursuant to section 21.52.030 of the County Code, which requires a public hearing for such a request. The original Modification request sought substantially greater changes to the Recorded Map than were ultimately considered by the Board, including a request to eliminate the Recorded Map requirements to construct certain off-site public improvements, to pay certain in-lieu fees related to the off-site improvements, and to dedicate certain easements to the County. As described further in Finding No. 20 below, most of these requested changes to the Recorded Map were ultimately withdrawn by the applicant.

16. In connection with the Modification request, staff of the County Department of Regional Planning ("Regional Planning") prepared an Addendum to the previously certified FEIR in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The Addendum compared the potential environmental impacts of the original Tentative Map with the potential environmental impacts of the Tentative Map as amended by the Modification, and determined that the Modification would not result in any new significant environmental impacts nor in any substantial increases in the severity of previously identified environmental impacts than were addressed in the previously certified FEIR for the Tentative Map.
17. The Commission conducted a public hearing on the Modification on January 7, 2007, February 21, 2007, August 20, 2008, and September 17, 2008. In each of these public hearing sessions, the Commission considered the original, broader, Modification request described in Finding No. 15 above.
18. On September 17, 2008, after hearing all testimony, the Commission denied the Modification request and found that the requirements sought to be eliminated from the Recorded Map were necessary to mitigate traffic, circulation, and public health and safety impacts related to the condominium development. The Commission also found that the request was inconsistent with the Tentative Map objectives described in the FEIR, which noted that, as part of the condominium development, the developer would provide roadway improvements to the surrounding area.
19. Pursuant to section 21.52.030(l), the applicant appealed the Commission's denial of the Modification request to the Board.
20. Prior to the Board's public hearing on the appeal, the applicant significantly amended the Modification request by withdrawing from the request those portions seeking to remove the requirements of the Recorded Map to construct certain off-site public improvements, to pay certain in-lieu fees related to these off-site improvements, and to dedicate certain easements to the County. As a result of these withdrawn portions of the request, the Board considered a substantially narrower Modification request than was considered by the Commission, and the revised request ultimately sought only to modify the Recorded Map to allow for the addition of a new private driveway/fire lane extension and related easements to the Recorded Map, as described in Finding Nos. 6-9 above.
21. The Board conducted a public hearing on the Modification on June 23, 2009, and heard a presentation from staff and testimony from the applicant's representative. No written or oral testimony in opposition to the Modification was received.

22. The Board finds that the Modification is a technical change to the Recorded Map and will accommodate a second means of access and insure adequate connections to existing public roadways serving the existing condominium development.
23. The Board finds that the Addendum to the previously certified FEIR for the original Tentative Map was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The Board reviewed and considered the Addendum to the FEIR along with the certified FEIR, and found that they reflect the independent judgment of the County.
24. The Board finds the Modification seeks solely to add a private driveway/fire lane to the Recorded Map to satisfy the requirement of the Fire Department to have temporary access between Jakes Way and Lost Canyon Road. This private driveway/fire lane will be removed when Lost Canyon Road is extended.
25. The Board finds the Modification will add a temporary private driveway/fire lane to the Recorded Map and does not impose any additional burdens on the present fee owner of the subject property. The Board further finds that the owner of the subject property purchased additional property to the east of the site to build this improvement around the periphery of the development in accordance with the standards of the Fire Department.
26. The Board finds that the Modification will not alter any right, title, or interest in the real property underlying the Recorded Map. The site is fully built-out with 752 existing residential units in 94 buildings on 23 multi-family lots. The Modification will include a temporary private driveway/fire lane to the Recorded Map and will not amend the design or improvements shown on the Recorded Map.
27. The Board finds the Modification is needed as result of technical difficulties associated with the Recorded Map that are not under the control of the applicant.
28. The Board finds the Modification will not result in an increased number of dwelling units or a greater density than approved under the Recorded Map. The Board further finds that the Modification seeks only to add certain minor infrastructure improvements to the Recorded Map.
29. The Board finds the Recorded Map, as modified, is consistent with the Countywide General Plan and the Area Plan, and other than the minor infrastructure changes made to the Recorded Map, the Modification proposes no other changes to the design of, or improvements to, the development.
30. The Board finds the Recorded Map, as modified, is physically suitable for the type and proposed density of the development. The Modification will not change the project type or density.

31. The Board finds the design of the Recorded Map, as modified, will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The site is not located in a significant ecological area and does not contain any stream course or high value riparian habitat.
32. The Board finds the design of the Recorded Map and improvements, as modified, will not cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval for the Recorded Map.
33. The Board finds the division and development of the property in the manner set forth on the Recorded Map, as modified, will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval for the Recorded Map provide adequate protection for any such easements.
34. The Board finds the project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
35. Approval of this subdivision is conditioned on the applicant's compliance with the attached conditions of approval.
36. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California, 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE LOS ANGELES COUNTY BOARD OF SUPERVISORS:

1. Certifies that the Addendum to the previously certified FEIR for the Tentative Map was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Addendum to the FEIR along with the certified FEIR, and that they reflect the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it adopted the Addendum to the FEIR at the conclusion of its hearing on the Modification finding that pursuant to California Public Resources Code section 21081.6, the Mitigation Monitoring Program to the FEIR with the Addendum is adequately designed to ensure compliance with the mitigation measures during project implementation; and determined that the Modification creates no new significant environmental impacts nor any substantial increases in the severity of previously identified environmental impacts than were addressed in the FEIR; and
2. Approves the Modification to Recorded Tract Map No. 45023-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL
MODIFICATION TO RECORDED TRACT MAP NO. 45023-(5)**

1. The applicant shall conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") ("Subdivision Ordinance"). The applicant shall also comply with the applicable requirements of Tentative Tract Map No. 45023-(5) ("Tentative Map"), approved by the Los Angeles County ("County") Board of Supervisors ("Board") on November 29, 1994, as amended and to the requirements of the Mitigation Reporting and Monitoring Program ("MMP"), approved by the Board in connection with the approval of the Tentative Map.
2. Unless otherwise apparent from the context, the term "applicant" shall include the applicant and any other person, corporation, or other entity making use of this approval.
3. The applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this approval, or any related discretionary approval, whether legislative or quasi-judicial, which action is brought within the applicable time period of California Government Code section 65499.37 or any other applicable limitation period. The County shall promptly notify the applicant of any claim, action, or proceeding, and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the applicant shall within 10 days of the filing pay the County Department of Regional Planning ("Regional Planning") an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the applicant or the applicant's counsel. The applicant shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the applicant shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the applicant, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the applicant according to section 2.170.010 of the County Code.

Except as modified herein, this approval is subject to all of the conditions set forth in the MMP, and the attached reports recommended by the Subdivision Committee, which Subdivision Committee consists of members of the County Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachment:

Subdivision Committee Reports

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

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TRACT NO. 45023 (Modification to the Recorded Map) MAP DATED 02-16-2006
EXHIBIT MAP DATED 02-16-2006
LETTER DATED 08-01-2008

Comply with the following conditions to the satisfaction of Public Works:

1. Label the driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map or separate instruments/documents, including the new off-site fire access driveways/roads and multiple access strips, to the satisfaction of Public Works.
2. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways, including the new off-site temporary fire lane (if applicable), to the satisfaction of Public Works.
3. Label the off-site fire lane as "Temporary Fire Lane."
4. Record an amended final map or separate instruments/documents to the satisfaction of Public Works.
5. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.
6. Comply with the attached Drainage conditions to the satisfaction of Public Works.
7. Comply with the attached Grading conditions to the satisfaction of Public Works.
8. Comply with the attached Geology/Soils conditions to the satisfaction of Public Works.
9. Comply with the attached Road conditions to the satisfaction of Public Works.

HW

Prepared by Henry Wong Phone (626) 458-4910 Date Rev. 03-30-2009
tr45023L-rev3(Modification to the Recorded Map)(rev'd 03-30-09).doc



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

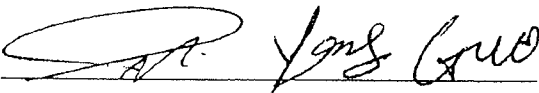
TRACT NO.: 45023

TENTATIVE MAP DATE: 02/16/06
EXHIBIT MAP DATE: 02/16/06

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

This map has been cleared of drainage. Comply with the following conditions:

Submit Grading Plan to DPW to provide bank protection alongside the proposed fire road for approval.

Name  Date 03/30/09 Phone (626) 458-4921

TENTATIVE MAP DATED 02-16-2006
MODIFICATION LETTER DATED 08-01-2008


The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.


Name Jason Flood Date 3/11/09 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\45023b modrev.doc

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET**
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT / PARCEL MAP 45023
SUBDIVIDER G.H. Palmer & Associates
ENGINEER Land Design Consultants
GEOLOGIST Jerry Kovacs & Associates
SOILS ENGINEER Jerry Kovacs & Associates

TENTATIVE MAP DATED 2/16/06 REV. 4/22/04 (Amendment)
LOCATION Canyon Country

REPORT DATE 1/9/87, 8/4/89
REPORT DATE Same as above

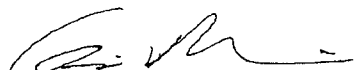
[X] TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- ☒ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____, dated _____, refer to the Soils Report(s) by _____."
- ☒ The Soils Engineering review dated 5/6/04 is attached.

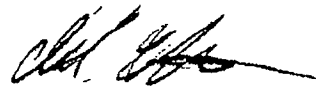
[X] TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ A geology and/or soils engineering report may be required prior to approval of building or grading plans.
- ☒ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____


Prepared by


Geir R. Mathisen

Reviewed by


Charles T. Nestle

Date 5/6/04

3/10/09


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Tract 45023
Location Canyon Country
Developer/Owner G.H. Palmer & Associates
Engineer/Architect Land Design Consultants
Soils Engineer Jerry Kovacs & Associates
Geologist Same as above

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

~~Revised~~ 2/16/06
~~Amended~~ Tentative Tract Map Dated by Regional Planning 4/22/04

Previous review sheet dated 5/22/03

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. THE ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.
- B. THE ON-SITE SOILS ARE DELERTERIOUS TO CONCRETE.

Prepared by Yoshiya Morisaku Reviewed by _____
Yoshiya Morisaku



Gan Lem

Date 5/6/04

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:(Yoshi)

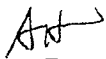
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD

Page 1/1

TRACT NO. 45023 (Modification to the Recorded Map) LETTER DATED 08-01-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Provide slope and drainage easements (as applicable) to allow for the future extension and construction of the necessary grading and street improvements on the portion of Fire Road within Jakes Way to the satisfaction of Public Works.
2. Execute an encroachment and maintenance covenant for the encroachment of the Fire Road onto the Jakes Way right of way covenant to the satisfaction of Public Works.



Prepared by Allan Chan

tr45023r (Modification to the Recorded Map 8-1-2008).doc

Phone (626) 458-4921

Date 03-16-2009



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 45023

Map Date February 16, 2006
Appeal to Board of Supervisors

C.U.P. 86-523

Vicinity Santa Clarita

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☐ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☐ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☐ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☐ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this revision.

Comments: **The existing Fire Road shall be labeled as "TEMPORARY FIRE ROAD" on the Final Map. The Fire Department has no objection if the Fire Road is removed, once the Future Lost Canyon Road and Future Jakes Way public road improvements are completed to the satisfaction of the Department of Public Works.**

By Inspector: Jauna Masi

Date March 17, 2009

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS – UNICORPORATED

Subdivision No. TR 45023

Tentative Map Date February 16, 2006

Appeal to Board of Supervisors

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of _____ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install _____ public fire hydrant(s). Upgrade / Verify existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: _____
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **NO ADDITIONAL COMMENTS ON THE WATER SYSTEM REQUIREMENTS**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi

Date March 17, 2009



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # 45023 DRP Map Date: 02/16/2006 SCM Date: 04/24/2006 Report Date: 04/20/2006
Park Planning Area # 35E PLACERITA CANYON Map Type: REV. (REV RECD)

Total Units **752** = Proposed Units **752** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

| | |
|---------------|-----------|
| ACRES: | 5.37 |
| IN-LIEU FEES: | \$692,730 |

Conditions of the map approval:

The park obligation for this development will be met by:

was
(see comments below)

Trails:

No trails.

Comments:

SUMMARY OF PAYMENTS MADE:

| DATE | RECEIPT NO. | AMOUNT |
|------------------------|-------------|-----------|
| 06/03/04 | 87780E | \$136,337 |
| 09/23/02 | 71917E | \$280,038 |
| 07/13/00 | 43003E | \$276,355 |
| Total In-lieu Fee Paid | | \$692,730 |

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment. For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:

James Barber
James Barber, Advanced Planning Section Head

Supv D 5th
April 19, 2006 10:09:07
QMB02F.FRX



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

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Director of Environmental Health

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March 12, 2009

RFS No. 09-0004930

Tract Map No. 45023

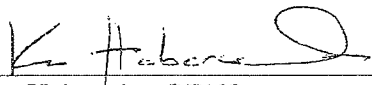
Vicinity: Newhall

Request For Revision Date: August 1, 2008

The County of Los Angeles Department of Public Health conditions of approval for **Vesting Tentative Tract Map 45023** are unchanged with the submission of the revised map. The following conditions of approval still apply and are in force:

1. Potable water will be supplied by the **Santa Clarita Water Company** public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26 Annex** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5262.



Ken Habaradas, REHS
Bureau of Environmental Protection